

073.0

0002

0013.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

718,700 / 718,700

USE VALUE:

718,700 / 718,700

ASSESSED:

718,700 / 718,700


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
4		PAMELA DR, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: SHOSTAK GARY & CANDACE L/TR	
Owner 2: SHOSTAK FAMILY REVOCABLE TRUS	
Owner 3:	

Street 1: 4 PAMELA DRIVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02474		Type:

**PREVIOUS OWNER**

Owner 1: SHOSTAK GARY & CANDACE L -	
Owner 2: -	

Street 1: 4 PAMELA DRIVE

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02474		Type:

**NARRATIVE DESCRIPTION**

This parcel contains 8,563 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1952, having primarily Vinyl Exterior and 1758 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8563		Sq. Ft.	Site		0	70.	0.79	12									473,822						473,800	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	8563.000	244,900		473,800	718,700		46319
							GIS Ref
							GIS Ref
							Insp Date
							10/15/18

1 of 1

Residential

ARDINGTON

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718,700 / 718,700

USE VALUE:

718,700 / 718,700

ASSESSED:

718,700 / 718,700

Entered Lot Size	16155!
Date	PRINT
Time	Date
12/10/20	12/10/20
20:57:41	Time
	LAST REV
	Date
	10/16/18
	13:07:52
	apro
	6155
	ASR Map:
	Fact Dist:
	Reval Dist:
	Year:
	LandReason:
	BldReason:
	CivilDistrict:
	Ratio:

Parcel ID 073.0-0002-0013.0

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	244,900	0	8,563.	473,800	718,700	718,700	Year End Roll	12/18/2019
2019	101	FV	209,800	0	8,563.	440,000	649,800	649,800	Year End Roll	1/3/2019
2018	101	FV	209,800	0	8,563.	440,000	649,800	649,800	Year End Roll	12/20/2017
2017	101	FV	209,800	0	8,563.	385,800	595,600	595,600	Year End Roll	1/3/2017
2016	101	FV	209,800	0	8,563.	352,000	561,800	561,800	Year End	1/4/2016
2015	101	FV	208,700	0	8,563.	311,400	520,100	520,100	Year End Roll	12/11/2014
2014	101	FV	208,700	0	8,563.	294,400	503,100	503,100	Year End Roll	12/16/2013
2013	101	FV	208,700	0	8,563.	280,200	488,900	488,900		12/13/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHOSTAK GARY &	67577-373		7/7/2016	Convenience		1	No	No	
	13402-33		3/1/1978		52,000	No	No	Y	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/5/2001	57	Alterati	52,000	O				ADD 5 FT TO PORCH/

Date	Result	By	Name
10/15/2018	Meas/Inspect	CC	Chris C
12/6/2008	Meas/Inspect	163	PATRIOT
8/21/2001	Permit Visit	PM	Peter M
11/11/1999	Inspected	267	PATRIOT
11/3/1999	Mailer Sent		
10/14/1999	Measured	264	PATRIOT
7/30/1993		EK	

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>															
Type:	19 - Ranch			Full Bath:	1	Rating:	Average																				
Sty Ht:	1 - 1 Story			A Bath:		Rating:																					
(Liv) Units:	1	Total: 1		3/4 Bath:	1	Rating:	Average																				
Foundation:	1 - Concrete			A 3QBth:		Rating:																					
Frame:	1 - Wood			1/2 Bath:		Rating:																					
Prime Wall:	4 - Vinyl			A HBth:		Rating:																					
Sec Wall:		%		OthrFix:		Rating:																					
Roof Struct:	1 - Gable			<b>OTHER FEATURES</b>																							
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Good																				
Color:	WHITE			A Kits:		Rating:																					
View / Desir:				Fpl:	1	Rating:	Average																				
<b>GENERAL INFORMATION</b>				WSFlue:		Rating:																					
Grade:	C - Average			<b>CONDOS INFORMATION</b>																							
Year Blt:	1952	Eff Yr Blt:		Location:																							
Alt LUC:		Alt %:		Total Units:																							
Jurisdct:		Fact: .		Floor:																							
Const Mod:				% Own:																							
Lump Sum Adj:				Name:																							
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>															
Avg Ht/FL:	STD			Phys Cond:	GD - Good	18.	%	Exterior:		No Unit	RMS	BRS	FL														
Prim Int Wall:	1 - Drywall			Functional:			%	Interior:		1	5	2															
Sec Int Wall:		%		Economic:			%	Additions:																			
Partition:	T - Typical			Special:			%	Kitchen:																			
Prim Floors:	3 - Hardwood			Override:			%	Baths:																			
Sec Floors:	4 - Carpet	20 %		Total:	18.6	%		Plumbing:																			
Bsmnt Flr:	4 - Carpet							Electric:																			
Subfloor:								Heating:																			
Bsmnt Gar:	1							General:																			
Electric:	3 - Typical																										
Insulation:	2 - Typical																										
Int vs Ext:	S																										
Heat Fuel:	1 - Oil																										
Heat Type:	3 - Forced H/W																										
# Heat Sys:	1																										
% Heated:	100																										
Solar HW:	NO																										
% Com Wall:																											
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:															
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 073-0-0002-0013.0												<b>IMAGE</b>											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value									
2	Frame Shed	D	Y		18X12	A	AV	2000	0.00	T	15.2	101															
More: N				Total Yard Items:				Total Special Features:				Total:															